

NOTICE OF PUBLIC HEARING

Attachment # 3
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Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, November 22, 2005, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider entering into a Chapter 163 Development Agreement for the Fallschase development located on Buck Lake Road, including frontage on Mahan Drive (U.S. Highway 90) and Upper Lake Lafayette. The proposed Development Agreement will approve, subject to the Planned Unit Development concept plan, the following types of uses and building intensities: 850,000 square feet of commercial uses, 50,000 square feet of office space, and 1,614 residential units (including 757 single family dwellings and 757 multifamily/condominiums, but specific population densities are not indicated), as well as open space, property for a public facility (such as a library), conveyance to the County of certain property below the 51-foot elevation, stormwater facilities, roadway improvements, and the expansion of existing sewer and water utilities. The proposed Development Agreement will also approve the following building height limits: five (5) stories for residential/office development, and fifty-five (55) feet for retail development.

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 906-5300 or 906-5000; 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), or 711 via Florida Relay service.

Copies of the proposed Development Agreement may be inspected at the following locations during regular business hours:

Leon County Courthouse
301 S. Monroe St., 5th Floor Reception
Desk
Tallahassee, FL 32301

and

Leon County Courthouse (Clerk's Office)
301 S. Monroe Street, Room 224
Tallahassee, FL 32301

November 15, 2005